



CITY OF BOSTON

THE ENVIRONMENT DEPARTMENT

Boston City Hall, Room 805 • Boston, MA 02201 • 617/635-3850 • FAX: 617/635-3435

NOTICE OF PUBLIC HEARING

The BEACON HILL ARCHITECTURAL COMMISSION will hold a public hearing:

DATE: Thursday, 18 April 2013

TIME: 4:00 P.M.

PLACE: BOSTON CITY HALL, ROOM 801

Subject of the hearing will be review of applications for Certificates of Appropriateness on the agenda below, review of architectural violations, and such business as may come before the Commission, in accordance with Chapter 616 of the Acts of 1955, as amended. Applications are available for public inspection during normal business hours at the office of the Environment Department. Sign language interpretations are available upon request.

Please ensure that all electronic devices are silenced prior to entering the hearing room.

After 5:30 p.m., enter and exit City Hall through the Dock Square entrance on Congress Street (across from Faneuil Hall).

REPRESENTATIVES OF THE APPLICANT ARE REQUIRED TO ATTEND BEACON HILL ARCHITECTURAL COMMISSION

Joel Pierce (Chair), John Cunningham, Leslie Donovan, Kenneth Taylor, P.T. Vineburgh
Alternates: Mark Kiefer, Martha McNamara, Danielle Santos, Annlinnea Terranova

RECEIVED
CITY CLERK'S OFFICE
2013 APR -8 P 3:06
BOSTON, MA

APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

4:00

Application: 13.858 BH
Applicant:

45 Beaver Place

George LaPerle, Request for extension of Certificate of Appropriateness. The proposed new construction at 45 Beaver Place was approved by the Beacon Hill Architectural Commission in 2007 and extensions were granted in 2009 and 2011.

4:15

Application: 13.691 BH
Applicant:

22 Myrtle Street

Eben Kunz, architect: Install roof deck. Continuation of project review that was denied without prejudice at the BHAC's February 21, 2013 public hearing.

4:30

Application: 13.859 BH
Applicant:

66 Chestnut Street

Paul Pawlyk, contractor: Remove and replace existing roof deck, which was approved by BHAC in 1989 "on the representation that only a small portion of the deck rail shall be open to casual view from a public way." The roof deck railing is substantially visible from the public way. The current application also involves the installation of deck joists.

4:45

Application: 13.860 BH
Applicant:

89 Myrtle Street

Ian Crotty, business owner: Install signage; paint sign bands and corner column.

5:00

Application: 13.861 BH
Applicant:

69 Myrtle Street

Mike Morton, contractor; Greg Brodski, property owner: Replace 13 aluminum windows with aluminum clad wood tilt packs.

5:15

Application: 13.862 BH
Applicant:

23 Charles River Square

Mike Morton, contractor; Paulette McCarty, property owner: Replace all windows (except for the French doors) at this property with true divided light windows; install 17 storm windows.

5:30

Application: 13.863 BH
Applicant:

15 Chestnut Street

Michael Kitchens, resident manager: Install 30 inch long by 16 inch high United Kingdom Coat of Arms on the west side of the front door of the British Consul General's Residence.

5:45

Application: 13.864, 865, 866 BH
Applicant:

107-109 Chestnut Street

Mitch Wilson, property owner: Install shutters at 109 Chestnut Street to match shutters at 107 Chestnut Street; return light fixture to former location at front door and remove plastic conduit. Remove granite knee wall and relocate granite curbing at front courtyard of 107 Chestnut Street (these features date to 1981) and extend cobblestones. Replace all exterior windows and doors at 107 Chestnut Street, Unit #5; replace HVAC condensers; install 3 skylights on flat roof, not visible from a public way; install photovoltaic panels on flat roof, not visible from a public way; change door to a window and add a new window on the east elevation, not visible from a public way.

(over)

6:15

Application: 13.768 BH

Applicant:

74 Chestnut Street

Nick Winton, architect; Whitney Brunet, property owner: Replace top floor front 12 foot by 15 foot atelier window with three aluminum windows of a different design; Install three similar aluminum windows in the top floor rear wall opening facing Branch Street; replace roof and rooftop equipment; install skylight and rooftop railings. Continuation of March 2013 project review, when these items were denied without prejudice.

6:45

ADVISORY REVIEW

5 West Cedar Street: Proposal to add a dormer to the south slope of the roof, visible from West Cedar and Chestnut Streets.

7:00

VIOLATIONS

18 Irving Street: Installation of a TV dish, visible from a public way.

36 Garden Street: Installation of a TV dish, visible from a public way.

86 West Cedar Street: Installation of a TV dish, visible from a public way.

2 Louisburg Square: Installation of several TV dishes, visible from a public way.

6 Grove Street: Installation of a lattice roof deck surround, visible from a public way.

ADMINISTRATIVE REVIEW / APPROVAL

*In order to expedite the review process, the Commission has delegated the approval of certain work items, such as those involving ordinary maintenance and repair, restoration or replacement, or which otherwise have a minimal impact on a building's appearance, to staff pending ratification at the Commission's monthly public hearing. **Having been identified as meeting these eligibility criteria, the following applications will be approved at this hearing:***

► Applicants listed under this heading **NEED NOT APPEAR** at the hearing. Following the hearing, please present a copy of this agenda at the Inspectional Services Department (1010 Massachusetts Avenue) when applying for permits. ISD personnel will send an electronic copy of your building-permit application to the Environment Department. (To avoid potential confusion, the text of your building-permit application should be consistent with the project description given below.) Commission staff will accordingly authorize the execution of the work, attaching any applicable provisos, reflecting the relevant guidelines and precedents.

PLEASE NOTE THAT NO FURTHER CORRESPONDENCE WILL BE ISSUED for the applications listed below: the electronic building-permit application as annotated by commission staff will constitute your Certificate of Appropriateness.

If you have any questions not addressed by the above information, please consult staff at 617-635-3850, or at walter.maros@cityofboston.gov. Thank you.

Items below are listed in alphabetical order, by street name

- 13.868 BH:** **21 Branch Street:** Repaint front door semi-gloss black; replace broken window pane at side elevation, third floor; repair rotted lower portion of garage door.
- 13.872 BH:** **29-31 Branch Street:** Install snow rail on slope of roof facing Branch Street. Replace copper gutter and apron on courtyard side of house, not visible from a public way.
- 13.874 BH:** **141 Cambridge Street:** Install a call box at the west entry door.
- 13.875 BH:** **9 Chestnut Street:** Repaint front door and frame Coach Green; repaint threshold black; replace door knob; replace door buzzer; repair existing light fixture.
- 13.857 BH:** **44 Chestnut Street:** Replace flat roof membrane; replace mansard slates, flashings and copper gutters in kind; replace 6 stone lintels on rear elevation; spot point as needed; replace 3 cast iron chimney pots in kind; replace two wood 1/1 windows on rear elevation in kind; replace wood door onto deck with a door that emulates the appearance of a 1/1 window.
- 13.871 BH:** **57 Chestnut Street:** Replace at least 5 sets of shutters in kind; repair or replace the remaining shutters as needed; repaint all black.
- 13.876 BH:** **22 Embankment Road:** Replace a 36-pane wood window with a true-divided wood window that matches the existing window.
- 13.713 BH:** **25 Joy Street:** Replace copper gutter in kind on the Myrtle Street side of the building.
- 13.786 BH:** **21 Lime Street:** Replace rubber roof; replace copper flashing in kind.
- 13.851 BH:** **46 Mount Vernon Street:** Repoint front chimney.
- 13.870 BH:** **48 Mount Vernon Street:** Replace slate roof in kind; install copper gutters, flashing and ridge cap; install copper siding on dormer; install brass snow rail; repoint chimney.
- 13.869 BH:** **93 Mount Vernon Street:** Remove metal covering from brownstone door surround and repair underlying brownstone.
- 13.873 BH:** **140 Mount Vernon Street:** Replace call box and key-keeper box.
- 13.714 BH:** **87 Myrtle Street:** Replace slate, gutters and flashings in kind; replace membrane on rear flat roof; repair brick above 5 windows at rear, facing Revere Street.
- 13.877 BH:** **72 Pinckney Street:** Replace 7 wood windows in kind.
- 13.867 BH:** **3 Spruce Court:** Replace metal roofing to match what was approved by BHAC for adjoining 5 & 7 Spruce Court; replace copper gutters and downspouts.
- 13.852 BH:** **54 West Cedar Street:** Rebuild rear chimney to match existing appearance, using salvaged bricks. Rebuild front chimney, if needed, to same specifications.

PROJECTED ADJOURNMENT: 7:45 PM

Date Posted: April 8, 2013

cc: Abutters (from most recent tax list), Mayor, Law Department, Inspectional Services Department, Applicants, City Clerk, Boston Redevelopment Authority, District City Councilor, Beacon Hill Civic Association

For additional information, please contact Beacon Hill Architectural Commission staff at 617-635-3850 or walter.maros@cityofboston.gov